

00-C-0059

(Do Not Write Above This Line)

AN ORDINANCE

Z-99-77

BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE R-4 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE RG-3 (RESIDENTIAL GENERAL SECTOR 3) DISTRICT PROPERTY LOCATED AT 2066-2070 HOWELL MILL ROAD, N.W., FRONTING 197.68 FEET ON THE SOUTHWESTERLY SIDE OF HOWELL MILL ROAD BEGINNING 715.3 FEET NORTHERLY AND NORTHWESTERLY FROM THE NORTHWEST CORNER OF COLLIER ROAD. DEPTH: VARIES; AREA: 0.81 ACRES; LAND LOT 153, 17TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: JOHN B. THOMPSON

APPLICANT: ARCHITECTURAL DESIGN & DETAILING, INC.

BY: NATHAN V. HENDRICKS III, ESQ.

NPU-C COUNCIL DISTRICT 8

ADOPTED BY

JUL 05 2000

COUNCIL

7/5/00 - Amended by Voice Vote

☐ CONSENT REFER☒ REGULAR REPORT REFER☐ ADVERTISE & REFER☐ 1st ADOPT 2nd READ & REFER

Date Referred 01/18/2000

Referred To: Zbb & Zoning

First Reading

Committee

Date 5-11-00

Chair

Zoning

Committee

Date 5-9-00

Chair

Zoning

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Held 5-30-00

Held 6-13-00

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First Reading

Committee

Date 5-11-00

Chair

Zoning

Committee

Date 6-27-00

Chair

Zoning

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Held 5-30-00

Held 6-13-00

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COUNCIL ACTION

☒ 2nd

Readings

☐ 1st & 2nd☐ 3rd☐ Consent☐ V Vote☒ RC Vote

CERTIFIED

CERTIFIED

JUL - 5 2000

ATLANTA CITY COUNCIL PRESIDENT

Municipal Clerk

CERTIFIED

JUL 05 2000

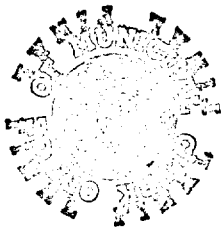
Municipal Clerk

MAYOR'S ACTION

APPROVED

JUL 14 2000

WITHOUT SIGNATURE
BY OPERATION OF LAW



City Council
Atlanta, Georgia

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-99-77
4 13-00

00-O-0059

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **2066-2070 Howell Mill Road, N.W.**, be changed from the R-4 (Single-Family Residential) District to the RG-3-C (Residential General-Sector 3-Conditional) District, to wit:

WHEREAS it is the intention of the City of Atlanta, if construction has not begun within 24 months, to introduce a rezoning ordinance to the original R-4 classification.

ALL THAT TRACT or parcel of land lying and being in Land Lot 153 of the 17th District, Fulton County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section I above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Amendment Incorporated by tcp 7/10/00

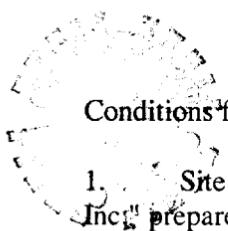
A true copy,

Rhonda Dauphin Johnson
Municipal Clerk, CMC

ADOPTED as amended by Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

JULY 05, 2000

JULY 14, 2000



Conditions for Z-99-77

1. Site plan entitled "Boundary Survey and Rezoning Plan for: Architectural Design and Detailing, Inc." prepared by Charles C. Franklin, Registered Land Surveyor, dated 12-7-99 and marked received by the Bureau of Planning April 24, 2000.
2. Within twelve (12) months of the effective date of the Ordinance confirming this Zoning, the owner(s) shall complete the construction of a sidewalk pursuant to City of Atlanta standards along the westerly side of Howell Mill Road.
3. Development of the property shall comply with the rules and regulations of the Public Works Department of the City of Atlanta regarding sewer and ground water run-off as evidenced by the written approval of the City of the owner(s) plans regarding same.
4. The Retaining Wall to be constructed along the westerly side of Howell Mill Road shall be limited to five (5) feet in height. The Wrought Iron fence to be constructed along the westerly side of Howell Mill Road shall be limited to four (4) feet in height so as to be in keeping as to height with the existing zoning regarding fences.
5. **The number of units will be restricted to 8 units.**

Amendment Incorporated by tcp 7/10/00

Centerline Surveying Systems, Inc.

1531 ROSWELL ROAD, SUITE 206, MARIETTA, GA 30062
PHONE: (770) 565-1855 FAX: (770) 565-1679

BUILDING SETBACK REQUIREMENTS:

(UNLESS OTHERWISE SHOWN)
FRONT - 40'
SIDE - 15' SHOWN FOR ZONING (SUBJECT TO 16-28.01, NO LESS THAN 7')
REAR - 15' SHOWN FOR ZONING (SUBJECT TO 16-28.01, NO LESS THAN 7')

GENERAL NOTES:

PROPOSED USE: MULTIFAMILY RESIDENTIAL
CURRENT ZONING - ~~R-4~~ R-4
PROPOSED ZONING - R-6 (SECTOR 3)
TOTAL AREA: 35,380 SF (0.81 ACRES)

ADDRESS:

TAX PARCEL 016
2066 HOWELL MILL ROAD
ATLANTA, GEORGIA 30318

ADDRESS:

TAX PARCEL 012
2070 HOWELL MILL ROAD
ATLANTA, GEORGIA 30318

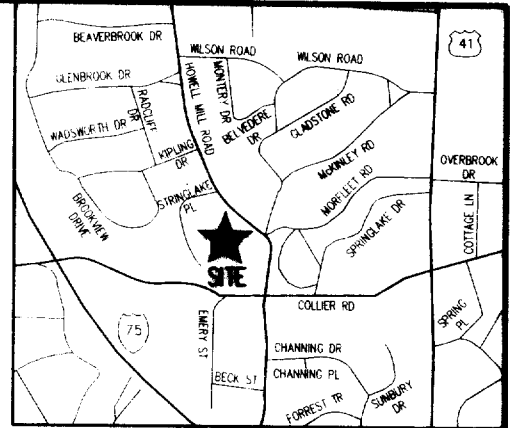


IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
565-3000
(OUTSIDE ATLANTA ONLY)
UTILITIES DEPARTMENT CENTER
IT'S THE LAW

ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR
SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

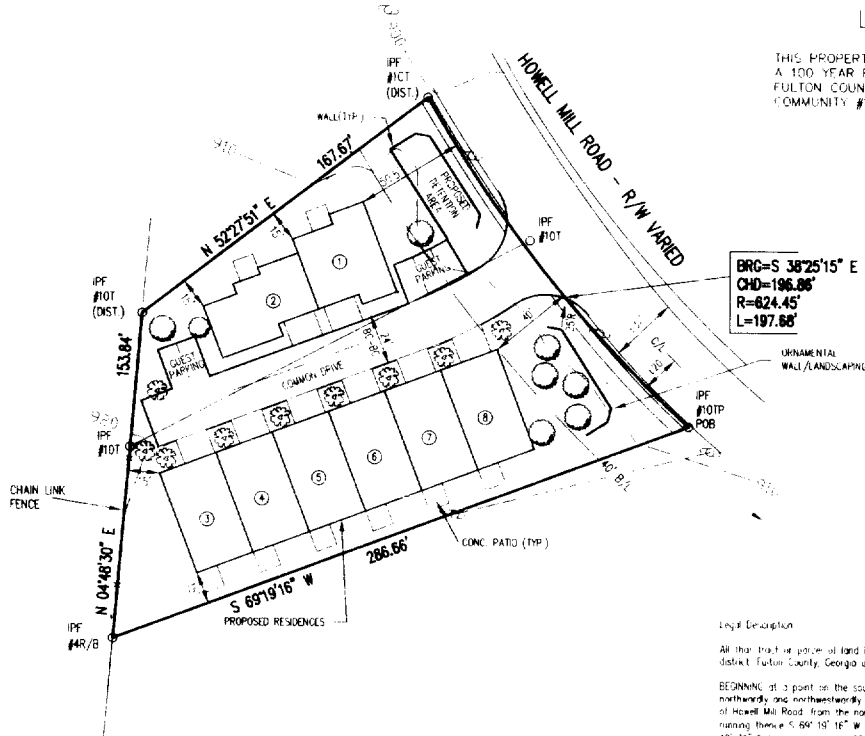
CAUTION

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S
CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT
SHOWN ON THESE PLANS. THE PREPARED ASSUMES NO
RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL
BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE
LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK.
ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR
SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



LOCATION MAP

THIS PROPERTY IS NOT LOCATED WITHIN
A 100 YEAR FEMA FLOOD ZONE ACCORDING TO
FULTON COUNTY F.I.R.M. PANEL 0241 E
COMMUNITY #135157 DATED JUNE 22, 1998



Legal Description

All that tract or parcel of land (way) and being located in Land Lot 153 of the 17th district, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point on the southwestern side of Howell Mill Road 715.3 feet northwesterly and northwesterly, as measured along the western and southwestern side of Howell Mill Road, from the northwest corner of Howell Mill Road and Collier Road, running thence S 60°18'16" W for a distance of 286.56 feet to an iron pin, thence N 04°48'30" E for a distance of 153.84 feet to an iron pin, thence N 52°27'51" E for a distance of 167.57 feet to an iron pin, said pin is located on the westerly right-of-way of Howell Mill Road, continuing thence said right-of-way along a curve to the left with a radius of 624.45 feet a distance of 197.68 feet (said curve is subtended by a chord of bearing S 38°25'15" E and a distance of 196.86 feet) to a point, said point is the POINT OF BEGINNING. Tract contains 0.81 acres.

GENERAL NOTES:

- TOTAL RESIDENCE UNITS SHOWN - 8
- PARKING RATIO REQUIRED - 1.1 PER DWELLING UNIT
- ALL RESIDENCES TO HAVE 2 CAR GARAGES
- * 5 GUEST PARKING SPACES ARE SHOWN
- TOTAL OPEN SPACE - 25,594 SF (RATIO 0.71)
- USEABLE OPEN SPACE - 19,290 SF (RATIO 0.41)
- FLOOR AREA (FAR) - 0.52
- NO STATE WATERS ARE KNOWN TO EXIST ON THIS SITE
- NO CEMETARIES HAVE BEEN FOUND TO BE LOCATED ON THIS SITE
- NO WETLANDS ARE KNOWN TO EXIST ON THIS SITE
- NO ARCHITECTURAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED ON THIS SITE
- NO ARCHEOLOGICAL LANDMARKS HAVE BEEN FOUND TO BE LOCATED ON THIS SITE

ALL PROPOSED DEVELOPMENT TO BE BUILT IN ACCORDANCE WITH CITY OF ATLANTA STANDARD SPECIFICATIONS AND REQUIREMENTS

THE LAYOUT SHOWN IS A CONCEPTUAL REPRESENTATION OF THE PROPOSED CONFIGURATION FOR THIS SITE. SPECIAL DESIGN CRITERIA IS THE RESPONSIBILITY OF THE DEVELOPER AND SUBJECT TO THE CITY OF ATLANTA STANDARD REVIEW AND APPROVAL PROCEDURES.

TOPOGRAPHIC INFORMATION BASED ON FIELD RUN VERIFICATION

THIS PLAN IS BASED ON INFORMATION FROM FOLLOWING REFERENCED DOCUMENTS:

ALL LANDSCAPING SHOWN IS CONCEPTUAL AND SUBJECT TO SITE CONDITIONS

DOCUMENTS OF RECORD:

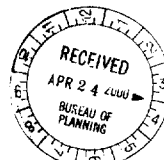
DB 2739, PG 299
DB 7594, PG 335
SURVEY FOR ROBERT B. CONRAD
AND MILDRED ANN CONRAD
BY ESTON FENDLEY & ASSOC., INC.
DATED: JUNE 27, 1980

OWNER:

JOHN B. THOMPSON
2090 HOWELL MILL ROAD
ATLANTA, GA 30318
(404) 355-4555

APPLICANT:

ARCHITECTURAL DESIGN AND DETAILING, INC.
1155 WARD CREEK DRIVE
MARIETTA, GA 30064
(770) 35425-1465



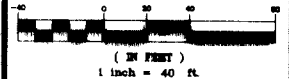
Z-99-77

BOUNDARY SURVEY AND REZONING PLAN FOR: ARCHITECTURAL DESIGN AND DETAILING, INC.

BEING PART OF LOT 10, LOT 11 AND LOT 12
SUBDIVISION OF FRANK BETTIS
PROPERTY IS LOCATED IN LAND LOT 153
OF THE 17TH DISTRICT
IN THE CITY OF ATLANTA
FULTON COUNTY, GEORGIA



GRAPHIC SCALE



DRAWN BY: GMK		DATE: 12/7/99	
CHECKED BY: DBP/CCF		JOB NO.: 1199098Z	
NO.	DATE	DESCRIPTION	BY

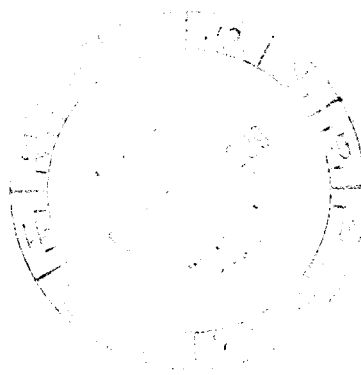
Z-99-77/c8A 99-30

Exhibit "B"

Legal Description

All that tract or parcel of land lying and being located in Land Lot 153 of the 17th district, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point on the southwestern side of Howell Mill Road 715.3 feet northwardly and northwestwardly, as measured along the western and southwestern side of Howell Mill Road, from the northwest corner of Howell Mill Road and Collier Road, running thence S 69° 19' 16" W for a distance of 286.66 feet to an iron pin; thence N 04° 48' 30" E for a distance of 153.84 feet to an iron pin; thence N 52° 27' 51" E for a distance of 167.67 feet to an iron pin, said pin is located on the westerly right-of-way of Howell Mill Road; continuing along said right-of-way along a curve to the left with a radius of 624.45 feet for a distance of 197.68 feet (said curve is subtended by a chord of bearing S 38° 25' 15" E and chord distance of 196.86) to a point; said point is the POINT of BEGINNING. Tract contains 0.81 acres.



Z-99-77

RCS# 2090
7/05/00
4:52 PM

Atlanta City Council

Regular Session

00-O-0059

Z-99-77; Substit. Ord. rezone from R-4
to RG-3-C at 2066-2070 Howell Mill Rd.

ADOPT AS AMEND

Substitute

YEAS: 10
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 5
EXCUSED: 0
ABSENT 1

Y McCarty
Y Starnes
Y Bond
NV Winslow

NV Dorsey
Y Woolard
Y Morris
Y Muller

Y NV Moore
Y Martin
Y Maddox
Y Boazman

RDJ Y Thomas
NV Emmons
B Alexander
NV Pitts

00-O-0059